143.0	0007	0011.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,500 /	717,500
					USE VALUE:	717,500 /	717,500
					ASSESSED:	717,500 /	717,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		SPRING AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACKSON MICHEL--ETAL
Owner 2:	DAVIS LYNNE A
Owner 3:	
Street 1:	86 SPRING AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,016 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1696 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6016.000	237,100		480,400	717,500
Total Card	0.138	237,100		480,400	717,500
Total Parcel	0.138	237,100		480,400	717,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.05 | /Parcel: 423.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	93115
GIS Ref	
GIS Ref	
Insp Date	11/13/08

!11141!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0007-0011.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,100	0	6,016.	480,400	717,500	717,500	Year End Roll	12/18/2019
2019	101	FV	194,500	0	6,016.	450,400	644,900	644,900	Year End Roll	1/3/2019
2018	101	FV	194,500	0	6,016.	372,300	566,800	566,800	Year End Roll	12/20/2017
2017	101	FV	194,500	0	6,016.	342,300	536,800	536,800	Year End Roll	1/3/2017
2016	101	FV	194,500	0	6,016.	312,200	506,700	506,700	Year End	1/4/2016
2015	101	FV	182,500	0	6,016.	306,200	488,700	488,700	Year End Roll	12/11/2014
2014	101	FV	182,500	0	6,016.	284,600	467,100	467,100	Year End Roll	12/16/2013
2013	101	FV	182,500	0	6,016.	270,800	453,300	453,300		12/13/2012

PRINT

Date	Time
12/11/20	01:20:41

LAST REV

Date	Time
02/13/09	10:18:13
mmcmakin	
11141	

USER DEFINED

Prior Id # 1:	93115
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RDGECOMB ARTHUR	1120-162		12/20/1993		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/1999	413	Alterati	38,000					ADD TO DORMER/REM

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2008	Meas/Inspect	163	PATRIOT
2/4/2000	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6016		Sq. Ft.	Site		0	80.	1.00	9									480,385						480,400	

Total AC/HA: 0.13811 | Total SF/SM: 6016 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 480,385 | Spl Credit | Total: 480,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.26910377
Const Adj.:	0.98990101
Adj $ / SQ:	131.910
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343612
Depreciation:	106520
Depreciated Total:	237092

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

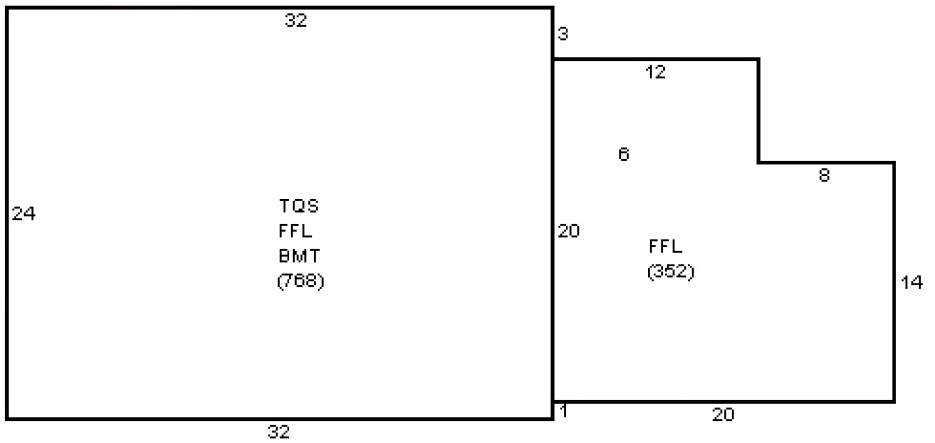
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	131.91
Special Features:	0	Val/Su Net:	96.23
Final Total:	237100	Val/Su SzAd	139.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,120	131.910	147,739
BMT	Basement	768	39.570	30,392
TQS	3/4 Story	576	131.910	75,980

Net Sketched Area:	2,464			Total:	254,111
Size Ad	1696	Gross Are	2656	FinArea	1696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0007-0011.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc